



VERSATILE UNITS AND LAND FOR SALE

£625,000

Land and Units, Woodnook Farm, Hardisty Hill Blubberhouses, Otley, LS21 2PQ

£625,000

Description

The property comprises a substantial former smokehouse and farm shop complex extending to approximately 1.2 acres in total, together with a range of interconnected accommodation that has evolved over time to create a substantial and versatile commercial premises. Formerly occupied by Mackenzies Smokehouse, the site presents a rare opportunity for owner occupiers, investors or developers seeking a flexible commercial holding with future potential.

The accommodation extends to approximately 16,000 sq ft overall, incorporating a mixture of open-plan production, storage, office, retail and hospitality-style accommodation. The layout currently provides extensive predominantly open-plan areas suitable for a wide range of commercial uses, together with additional self-contained sections offering flexibility for workshop, trade counter, storage or wider business use.

Areas previously utilised as a smokehouse, café and farm shop retain a configuration well suited to leisure, hospitality or specialist retail occupation, whilst remaining adaptable for alternative commercial purposes. The arrangement of the accommodation creates flexibility for single occupier use or potential future subdivision, if required.

Externally, the property benefits from extensive hardstanding, circulation space and parking areas together with additional surrounding land, creating flexibility for occupiers and future site reconfiguration. The overall site layout and substantial plot size provide potential for continued owner occupation, multi-let investment use, commercial redevelopment or possible longer-term residential redevelopment potential, subject to the necessary planning consents.

Occupying an attractive rural position at Woodnook Farm Business Park near Blubberhouses, the property enjoys excellent accessibility to Harrogate, Otley, Skipton and the wider Yorkshire region whilst benefitting from a highly prominent and accessible setting.

Location

The location at Woodnook Farm Business Park, near Blubberhouses, offers a pleasant rural setting with good access routes to Harrogate, Skipton, and the wider Yorkshire region.



Tenure

Freehold.

Business Rates

Rateable Value: TBC

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available. Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

The property is elected for VAT.

Services

All mains services are connected to the property. A 10% service charge is due as a contribution towards the site maintenance.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

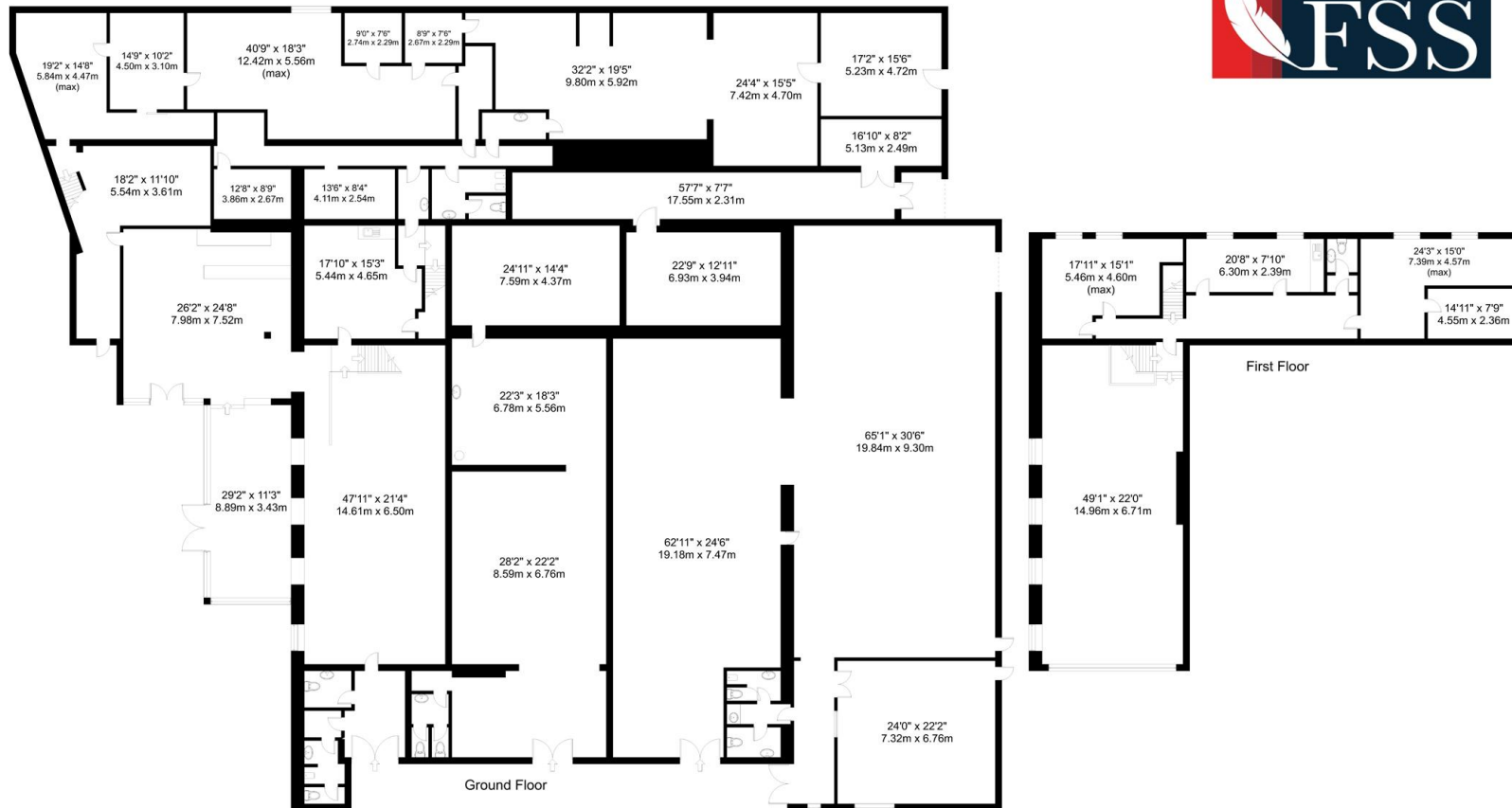








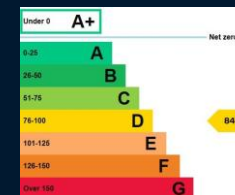




Gross internal floor area (approx.): 1,498 sq m (16,129 sq ft)
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